CITY OF HAZELWOOD
REGULAR COUNCIL MEETING
MAY 15, 2019

CALL TO ORDER A regular meeting of the Hazelwood City Council was called to order by Mayor Matthew G. Robinson at 7:30 p.m. on Wednesday, May 15, 2019, in the Council Chambers of Hazelwood City Hall, 415 Elm Grove Lane.

Mayor Robinson asked those present to join in a moment of silent meditation followed by the Pledge of Allegiance.

On roll call the following members of the Council were present:

Robert M. Aubuchon
Don W. Ryan
Robert Parkin II
Matthew G. Robinson
Warren H. Taylor
Rosalie Hendon
Mary G. Singleton
Carol A. Stroker

Council member Russell Todd was not present. City Clerk Christine Thomas declared a quorum was present. Also present were City Manager Matt Zimmerman and City Attorney Kevin O'Keefe.

AGENDA There being no amendments proposed, Mr. Taylor moved, seconded by Mr. Aubuchon, the adoption of the agenda as printed. The motion passed unanimously.

CONSENT AGENDA Mrs. Hendon moved, seconded by Mrs. Singleton, the adoption of the consent agenda as printed. The following vote was recorded on the motion:

AYE - 8	NAY - 0
Mr. Aubuchon	
Mr. Ryan	
Mr. Parkin	
Mayor Robinson	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	

The motion passed unanimously and the consent agenda, including closed meetings to discuss litigation and consult with the City Attorney in accordance with RSMo 610.021(1) and to discuss a proprietary matter in accordance with RSMo 610.021(15), was adopted.

APPROVAL OF MINUTES	Mrs. Hendon moved, seconded by Mrs. Singleton, to approve the minutes of the May 1 regular and closed Council meetings as submitted. The motion passed unanimously.

SPECIAL ORDER OF BUSINESS

WHAT'S NEW	Communications Coordinator Tim Davidson provided the What's New in Hazelwood report.
EMPLOYEE SERVICE AWARD	As her biography was read, IT Specialist Michele Wicks was presented with a 5 year service award.
PRESENTATION TO POLICE EXPLORERS	The presentation by Valley Industries to the Police Explorers will be made at a later date.
COMMISSION OATHS	Mrs. Thomas administered the oath of office to Susan Kelly who was appointed to the Historic Preservation Commission and Clara Faatz who was reappointed to the Neighborhood Watch Commission.

Ms. Kelly and Ms. Faatz were presented with commission certificates.

PROCLAMATIONS AND RESOLUTIONS

EMS WEEK PROCLAMATION	Mayor Robinson called for the reading of a proclamation designating the week of May 19 through May 25 as Emergency Medical Services Week.

There were no objections and Proclamation 1908 was read.

Mr. Aubuchon moved, seconded by Mr. Ryan, the adoption of Proclamation 1908 designating the week of May 19 through May 25, 2019 as Emergency Medical Services Week in the City of Hazelwood. The motion passed unanimously.

The proclamation was presented to Fire Chief Dave Herman.

PUBLIC WORKS WEEK PROCLAMATION	Mayor Robinson called for the reading of a proclamation designating the week of May 19 through May 25 as Public Works Week.

There were no objections and Proclamation 1909 was read.

Mr. Parkin moved, seconded by Mrs. Stroker, the adoption of Proclamation 1909 designating the week of May 19 through May 25, 2019 as National Public Works Week and urging all citizens to join with representatives of the American Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life. The motion passed unanimously.

The proclamation was presented to Public Works Director David Stewart.

SOROPTIMIST ANNIVERSARY

Mayor Robinson called for the reading of a proclamation in honor of the 45th anniversary of Soroptimist International of Greater St. Louis.

There were no objections and Proclamation 1910 was read.

Mrs. Hendon moved, seconded by Mr. Ryan, the adoption of Proclamation 1910 congratulating Soroptimist International of Greater St. Louis on their 45th anniversary. The motion passed unanimously.

The proclamation was presented to members of the Soroptimist International of Greater St. Louis.

PRELIMINARY FUNDING RESOLUTION

Mayor Robinson called for the reading of a resolution authorizing execution of a preliminary funding agreement with Somera Road in connection with the proposed redevelopment of Village Square.

Mr. Zimmerman stated Somera Road recently acquired the Village Square shopping plaza. They are seeking to redevelop the site and anticipate the site would be a mixed use with retail, offices and medical offices. Mr. Zimmerman explained the developer is requesting the City create a Chapter 353 district to provide up to 25 years of partial real property tax abatement. Mr. Zimmerman stated the developer is also requesting the City create a Community Improvement District (CID) to self-impose a one cent tax on sales on the property and a special assessment on the property. The developer is not requesting use of City sales tax dollars, including from the increased sales that may result from the redevelopment. The real property tax abatement, CID sales tax and special assessment revenues will offset the cost of the redevelopment. Mr. Zimmerman explained the City would be incurring certain expenses, such as hiring PGAV to conduct the blighting study and legal costs. Through the preliminary funding agreement, the developer agrees to reimburse the City for all out-of-pocket costs.

Rob Goltermann, President of DCM Development Group, explained Somera Road, the local development partner on this project, acquired the property in November 2018. They specialize in buying and turning around distressed properties. Mr. Goltermann stated Convergys is the only tenant left on the property. He stated the property is in poor condition. Mr. Goltermann explained they will attract retail and office space. Mr. Goltermann showed renderings of the improvement plans. Some of the improvements include updating the facades, parking lot improvements and parking lot lighting.

Mrs. Hendon asked if Convergys is leaving. Mr. Goltermann replied their lease expires in two years.

Mr. Ryan asked about other buildings on the lot. Mr. Goltermann responded the colonoscopy office and the bank are not a part of the property.

Mr. Ryan asked if the center's name would be changed. Mr. Goltermann replied they intend to rebrand the center with a new name and replace all signage.

There were no objections and Resolution 1907 was read by title only:

RESOLUTION AUTHORIZING THE EXECUTION OF A PRELIMINARY FUNDING AGREEMENT IN CONNECTION WITH THE PROPOSED REDEVELOPMENT OF VILLAGE SQUARE.

Mrs. Stroker moved, seconded by Mrs. Hendon, the adoption of Resolution 1907. The following vote was recorded on the motion:

AYE - 8	NAY - 0
Mr. Aubuchon	
Mr. Ryan	
Mr. Parkin	
Mayor Robinson	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	

Resolution 1907 was unanimously adopted.

CITIZENS HEARINGS AND PRESENTATION OF PETITIONS

Mayor Robinson explained the procedures to be followed during a hearing. He invited anyone desiring to make a comment to come forward at this time.

No one came forward to address the Council.

PUBLIC HEARINGS - None

COMMUNICATIONS

BOARD RESIGNATION	A letter of resignation from the Pension Plan Board of Trustees was received from Roy Kuhn.

A letter thanking Mr. Kuhn for his service to the City was sent.

EWGCG LOCAL BRIEFINGS	The May 2 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.
SLUP PETITION	A petition for a Special Land Use Permit for a banquet facility at 210 Fee Fee Hills Drive was received from Gujarati Samaj of St. Louis, Inc.
MLMSTL NEWSLETTER	The May 2019 issue of The Link newsletter was received from the Municipal League of Metro St. Louis.
ST. LOUIS RECAST	Information on ReCAST, an initiative to help meet the needs of high-risk youth and their families, was received from the St. Louis County Department of Public Health.
EWGCG LOCAL BRIEFINGS	The May 9 issue of Local Government Briefings was received from the East-West Gateway Council of Governments.

Mrs. Hendon moved, seconded by Mrs. Singleton, to refer the petition to the City Plan Commission and to receive and file all communications. The motion passed unanimously.

UNFINISHED BUSINESS - None

MAYOR AND COUNCIL REPORTS

WORK SESSION AGENDA ITEMS	No items were added to the July 10 Council work session agenda.
BOARD/COMMISSION APPOINTMENTS	Mayor Robinson nominated the following for reappointment to their respective board or commission: Tamara Willis, Parks and Recreation Board; Helena Clark Smith, Community Enrichment Commission; John Gatzert, City Plan Commission; Margo McNeil, Pension Plan Board of Trustees; Liz Blanton, Neighborhood Watch Commission; and Dan Caldwell, Industrial Development Authority.

Mayor Robinson nominated Christopher Dopuch of 7 Contessa Court, Ward 8, for appointment to the Parks and Recreation Board; Marie Green of 7360 Normandie Court, Ward 5, to the Neighborhood Watch Commission; and Pat Jackson of 1120 Marxkors, Ward 7, for appointment to the Historic Preservation Commission.

Mrs. Hendon moved, seconded by Mr. Taylor, to approve the preceding appointments. The motion passed unanimously.

Mrs. Thomas will invite the reappointed and newly appointed board and commission members to the June 5 Council meeting to receive their oaths of office and commission certificates.

SLUP REVOCATION COBRA WHEELS

Mr. O'Keefe reported the Special Land Use Permit (SLUP) Revocation Committee recommends revocation of the SLUP for Cobra Wheels, located at 6879 Howdershell Road.

Mrs. Hendon moved, seconded by Mrs. Singleton, to adopt the Findings and Conclusions and Decision and revoke the Special Land Use Permit.

Mrs. Singleton asked what happens to people who have cars on the lot that were being serviced. Mr. O'Keefe replied the revocation means the business can no longer operate. The City is not interfering with private property or relationships between customers and the business.

Mrs. Hendon asked how long the owner has to clear the property. Mr. O'Keefe responded the owners will be given a reasonable period of time. If they fail to move appropriately and within a timely manner, they could be charged with additional violations.

The Mayor called for the vote and motion passed unanimously.

FIRE & EMS SERVICES

A suggestion was made by Mr. Parkin at the Council work session that the City consider getting out of the fire protection business.

Mr. Parkin stated the Hazelwood Fire Department becoming a fire district would alleviate district payments and the City's cost for fire services.

Mr. Ryan asked why the City would get rid of the Fire Department.

Mr. Parkin stated the Fire Department would not be eliminated it would become a district. He explained this option would allow the City to eliminate the payments to Robertson Fire Protection District and Florissant Valley Fire Protection District.

Mrs. Hendon stated the residents would pay more taxes.

Mr. Parkin suggested the City could roll-back taxes.

Mayor Robinson stated this option had been considered in the past and there is data available but it needs to be updated and Mr. Zimmerman will provide a full report at the June 5 Council meeting.

Mrs. Singleton stated the Council needs to consider all options.

Clara Faatz of 8 Bon Vue Drive asked why the citizens would vote to increase their taxes by creating a Hazelwood Fire District when they rejected the Neighborhood Improvement District. Mr. Parkin replied it would bring all parts of the City to a level playing field in regards to EMS/fire services.

Ms. Faatz stated she does not believe residents will vote to increase their taxes. She stated the City provides many services. Cutting those services and having residents pay more taxes would be a hard sell.

CITY MANAGER'S REPORT

ED LOAN AGREEMENT
7100 HAZELWOOD AVE.

Mr. Zimmerman reported staff recommends approving an Economic Development Loan Agreement with Pallet Logistics Management Inc., for 7100 Hazelwood Avenue.

Mr. Zimmerman explained Pallet Logistics Management (PLM) is seeking to relocate and consolidate three locations to the vacant building at 7100 Hazelwood Avenue. Mr. Zimmerman stated their plan is to bring an initial 118 jobs to Hazelwood and add another 22 jobs in the first seven years of opening. The average salary would be $52,052 a year. Mr. Zimmerman explained PLM is seeking a $450,000 loan to help offset the cost. The proposed agreement would provide a loan in two installments, $300,000 upon completion of the move and $150,000 after the first year. PLM must meet the 122 job and payroll requirements at the time of the move to receive the first payment and add at least two new jobs at the minimum average wage in the first year to receive the second payment. Mr. Zimmerman stated the deadline to complete the move is June 30, 2020. The forgiveness schedule for the first installment is five years in equal 20% increments. The forgiveness schedule for the second installment is seven years, with 10% in the first year and 15% increments for the remaining six years. Mr. Zimmerman explained the property is located in the Enhanced Enterprise Zone which makes them eligible for 50% abatement of real property tax through 2028.

PLM representative David Kerr gave a background of the company. He explained PLM wants to consolidate their three facilities and provide room for growth. PLM’s customers consist of commercial and industrial companies.

Mrs. Hendon moved, seconded by Mrs. Singleton, to concur with the staff recommendation to approve an Economic Development Loan Agreement with Pallet

Logistics Management Inc., and to place the draft bill on the agenda for introduction. The motion passed unanimously and the bill was added to the agenda as item 17.a.

AGREEMENT WITH OPERATING ENGINEERS

Mr. Zimmerman reported staff recommends authorization of an agreement with the International Union of Operating Engineers, Local #148 (AFL-CIO), regarding terms and conditions of employment for Maintenance Division employees for the period from July 1, 2019 through June 30, 2021.

Mr. Zimmerman stated, due to prolonged negotiations, the new contract has a two year term. He stated there are a few changes and they include increasing personal time to four hours per each snow event worked, increasing safety shoe allowance from $175 to $200 and the City will provide a light jacket as part of the uniform.

Mrs. Singleton moved, seconded by Mr. Aubuchon, to concur with the staff recommendation to authorize the agreement with the International Union of Operating Engineers, Local 148, and to place the draft bill on this agenda for introduction. The motion passed unanimously and the bill was added to the agenda as item 17.b.

AGREEMENT LOCAL #2665 FIREFIGHTER

Mr. Zimmerman reported staff recommends authorization of an agreement with the International Association of Firefighters, Local #2665, relative to terms and conditions of employment.

Mr. Zimmerman stated, due to prolonged negotiations, the new contract has a two year term. He stated there are no substantive changes. The City will provide four televisions and basic cable at each firehouse. In addition, the contract can be extended for one year while negotiating the next contract.

Mr. Taylor moved, seconded by Mr. Parkin, to concur with staff recommendation to authorize an agreement with Local #2665 of the International Association of Firefighters and to place the draft bill on this agenda for introduction. The motion passed unanimously and the bill was added to the agenda as item 17.c.

MEDICAL MARIJUANA

A discussion regarding medical marijuana rules and regulations was held.

Mr. Zimmerman stated in November 2018, voters in Missouri approved Amendment 2 making marijuana legal for medical use. He explained since that time, the City has received six inquiries regarding the zoning requirements for medical marijuana cultivation facilities, testing facilities, infusion facilities and dispensary facilities. Mr. Zimmerman stated two of the inquirers have already secured property. He explained staff felt the need to bring this to Council for discussion prior to referral to the City Plan Commission. Then, the City Plan Commission would make a recommendation to the Council. Mr. Zimmerman stated the City cannot prohibit these facilities or establish codes to make it impossible to open them. In order to get state approval, an applicant must show they have a location secured and that they have permission from the local municipality. Mr. Zimmerman explained state law specifies a 1,000 foot minimum distance can be set from schools, churches and child day care centers. Staff is recommending 300 feet in keeping with other municipalities in the area.

Mrs. Hendon asked how many facilities are allowed per City. Mr. Zimmerman replied 24 per congressional districts.

Mrs. Singleton expressed concerns with security issues and people trying to steal product. Mr. Zimmerman responded there are strict state licensing requirements.

Mrs. Singleton asked if the City could strengthen the state requirements. Mr. O'Keefe replied the City cannot establish more stringent regulations.

CITY ATTORNEY'S REPORT - None

CITY CLERK'S REPORT - None

COMMISSION AND BOARD REPORTS

Mrs. Hendon moved, seconded by Mrs. Singleton, to receive and file the minutes of the March 12 Pension Plan Board of Trustees meeting. The motion passed unanimously.

NEW BUSINESS - None

INTRODUCTION AND FIRST READING OF BILLS

ED LOAN AGREEMENT

Mayor Robinson called for the first reading of a bill to approve an Economic Development Loan Agreement with Pallet Logistics Management.

There were no objections and Bill 4799 was read by title only:

AN ORDINANCE APPROVING AN ECONOMIC DEVELOPMENT AND NEW EMPLOYMENT TRAINING AND OPPORTUNITIES FORGIVABLE LOAN AGREEMENT WITH PLM HOLDING COMPANY AND AUTHORIZING EXECUTION OF DOCUMENTS RELATING THERETO.

Bill 4799 will be on the agenda for second reading on June 5.

AGREEMENT WITH INT'L UNION OF OPERATING ENGINEERS

Mayor Robinson called for the first reading of a bill to approve an agreement with the International Union of Operating Engineers, Local #148, regarding the terms and conditions of employment for Maintenance Division employees.

There were no objections and Bill 4800 was read by title only:

AN ORDINANCE ACCEPTING AND APPROVING THE ARTICLES OF AGREEMENT BETWEEN THE CITY OF HAZELWOOD AND THE INTERNATIONAL UNION OF OPERATING ENGINEERS, LOCAL #148 (AFL-CIO), WITH REGARD TO TERMS AND CONDITIONS OF EMPLOYMENT FOR CERTAIN EMPLOYEES OF THE HAZELWOOD MAINTENANCE DIVISION FOR THE PERIOD FROM JULY 1, 2019 THROUGH JUNE 30, 2021.

Bill 4800 will be on the agenda for second reading on June 5.

AGREEMENT LOCAL #2665 FIREFIGHTERS	Mayor Robinson called for the first reading of a bill to approve an agreement with Local #2665 of the International Association of Firefighters relative to terms and conditions of employment for certain employees in the Hazelwood Fire Department.

There were no objections and Bill 4801 was read by title only:

AN ORDINANCE AUTHORIZING EXECUTION OF AN AGREEMENT WITH LOCAL #2665 OF THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS RELATIVE TO TERMS AND CONDITIONS OF EMPLOYMENT FOR CERTAIN EMPLOYEES OF THE HAZELWOOD FIRE DEPARTMENT FOR THE PERIOD FROM JULY 1, 2019 THROUGH JUNE 30, 2021, WITH A ONE YEAR AUTOMATIC RENEWAL CLAUSE.

Bill 4801 will be on the agenda for second reading on June 5.

SECOND READING OF BILLS AND ACTION ON BILLS

BILL 4765 AMEND PDM CONDITIONS	The second reading of Bill 4765, to amend the Planned District, Mixed Use, conditions for a retail shopping mall by establishing conditions for a sports facility, has been postponed.
BILL 4795 SUBDIVISION 6250 N. LINDBERGH	Mayor Robinson called for the second reading of Bill 4795 to authorize the subdivision of 6250 North Lindbergh Boulevard.

There were no objections and Bill 4795 was read by title only:

AN ORDINANCE APPROVING THE SUBDIVISION OF 6250 NORTH LINDBERGH BOULEVARD FROM ONE LOT INTO FOUR LOTS.

Mr. Aubuchon moved, seconded by Mr. Parkin, the adoption of Bill 4795 as an ordinance. The following vote was recorded on the motion:

AYE - 8	NAY - 0
Mr. Aubuchon	
Mr. Ryan	
Mr. Parkin	
Mayor Robinson	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	

Bill 4795 was unanimously adopted as Ordinance 4680-19.

BILL 4796
BOND ISSUANCE
NP HAZELWOOD 370

Mayor Robinson called for the second reading of Bill 4796 to authorize the issuance of taxable industrial revenue bonds for development of NorthPoint Hazelwood 370, Building IV.

There were no objections and Bill 4796 was read by title only:

AN ORDINANCE AUTHORIZING THE CITY OF HAZELWOOD, MISSOURI TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS (NP HAZELWOOD 370 BUILDING IV, LLC PROJECT), SERIES 2019, IN A PRINCIPAL AMOUNT NOT TO EXCEED $30,000,000, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF ACQUIRING, CONSTRUCTING AND IMPROVING A FACILITY FOR AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY; AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS.

Mrs. Hendon moved, seconded by Mrs. Singleton, the adoption of Bill 4796 as an ordinance. The following vote was recorded on the motion:

AYE - 8	NAY - 0
Mr. Aubuchon	
Mr. Ryan	
Mr. Parkin	
Mayor Robinson	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	

Bill 4796 was unanimously adopted as Ordinance 4681-19.

BILL 4797
AGREEMENT
FOR FIRE SERVICES
AT 5250 BANSHEE RD.

Mayor Robinson called for the second reading of Bill 4797 to authorize an agreement with Bi-National Gateway Terminal for the provision of fire and EMS services at 5250 Banshee Road.

There were no objections and Bill 4797 was read by title only:

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH BI-NATIONAL GATEWAY TERMINAL, LLC FOR THE PROVISION OF FIRE AND EMS SERVICES AT 5250 BANSHEE ROAD.

Mr. Aubuchon moved, seconded by Mr. Ryan, the adoption of Bill 4797 as an ordinance. The following vote was recorded on the motion:

AYE - 8	NAY - 0
Mr. Aubuchon	
Mr. Ryan	
Mr. Parkin	
Mayor Robinson	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	

Bill 4797 was unanimously adopted as Ordinance 4682-19.

BILL 4798 AGREEMENT I-270 N. CORRIDOR IMPROVEMENT	Mayor Robinson called for the second reading of Bill 4798 to authorize an agreement with the Missouri Highways and Transportation Commission for the I-270 North Corridor Improvement Project.

There were no objections and Bill 4798 was read by title only:

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR I-270 NORTH CORRIDOR IMPROVEMENT PROJECT.

Mr. Aubuchon moved, seconded by Mr. Taylor, the adoption of Bill 4798 as an ordinance. The following vote was recorded on the motion:

AYE - 8	NAY - 0
Mr. Aubuchon	
Mr. Ryan	
Mr. Parkin	
Mayor Robinson	
Mr. Taylor	
Mrs. Hendon	
Mrs. Singleton	
Mrs. Stroker	

Bill 4798 was unanimously adopted as Ordinance 4683-19.

MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

CITY HALL CLOSED — Mayor Robinson announced City Hall will be closed on May 27 in observance of Memorial Day.

COUNCIL MEETING — Mayor Robinson announced the next regular Council meeting will be held Wednesday, June 5, at 7:30 p.m. in the Council Chambers.

ADJOURNMENT — There being no further business to come before the Council, the meeting was adjourned at 8:52 p.m.

____
Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

____
Christine Thomas, CMC - City Clerk
City of Hazelwood, Missouri